

**RIDLEYTHAW**



**MODERN, HIGH SPEC  
INDUSTRIAL PROPERTY**

Unit A6 Foundry, Ordsall Lane  
Salford, M5 3LW

## DESCRIPTION

Foundry is a fantastic development of 12 industrial units located opposite the historic Ordsall Hall, beautifully mixing old with the new.

The estate was completed in 2016, with Capital and Centric ensuring a high specification and well designed grounds, demonstrating a more aesthetic side to the industrial market.

Unit A6 is 5,040sq.ft, with 3,735sq.ft of ground floor warehouse and office space, with mezzanine space providing a further 1,305sq.ft. The properties features include:

- Steel portal frame unit with access via public boulevard
- Eaves height is 6m
- Floor loading details are 50kN/m<sup>2</sup>
- 60 kva power supply
- 10% roof lights
- Large secured rear service yard
- Ideal last-mile delivery opportunity

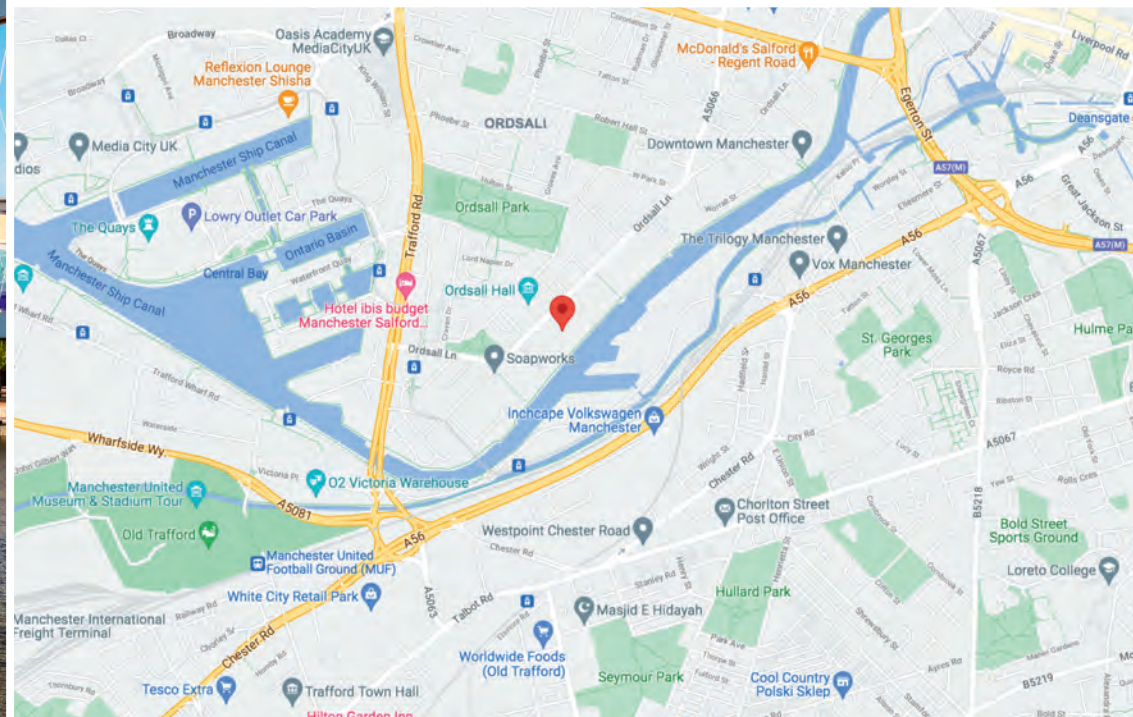
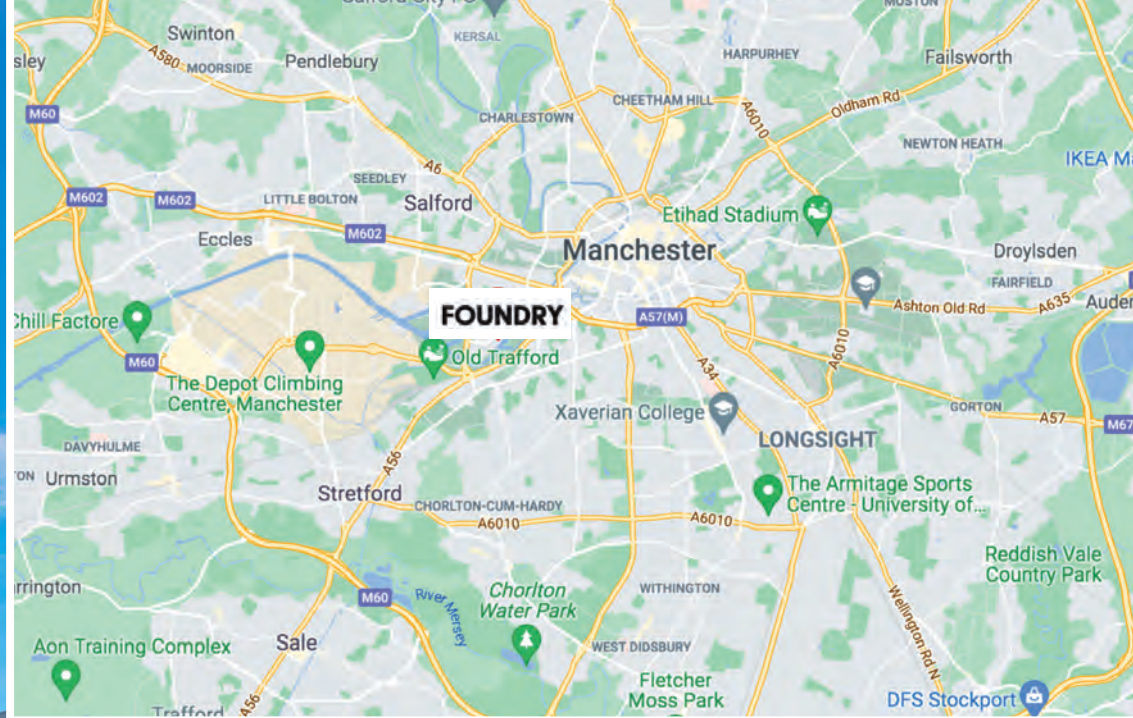
## ACCOMODATION

<b>Ground Floor</b>	3,735 sq.ft – 346.99 sqm
<b>First Floor</b>	1,305 sq.ft – 121.24 sq.m



# LOCATION

Foundry is located between Manchester City Centre, Salford, MediaCity and Trafford Park, and is within a 5 minute drive to the M602, giving easy access to the M60 motorway.



**MODERN, HIGH SPEC INDUSTRIAL PROPERTY**  
Unit A6 Foundry, Ordsall Lane, Salford, M5 3LW

**RIDLEYTHAW**

## PROPOSAL

We are instructed to seek a rent of

# £60,000pa

## TERM

The unit is available by way of a new full repairing and insuring lease for a term to be agreed.

## LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in this transaction.

## VAT

All prices are exclusive of but may be subject to VAT at the prevailing rate.

## FURTHER INFORMATION

For further information or to arrange a viewing, please contact:



**Nathan Stringer**

E: [ns@rtlip.co.uk](mailto:ns@rtlip.co.uk)



**Daniel Holland-Bunch**

E: [dhb@rtlip.co.uk](mailto:dhb@rtlip.co.uk)

# RIDLEYTHAW

Ridley Thaw LLP  
Vie Building  
Manchester  
M3 4JU

[rtproperty.co.uk](http://rtproperty.co.uk)

**IMPORTANT NOTICE RELATING TO THE MISREPRESENTATION ACT 1967 AND THE PROPERTY MISDESCRIPTIONS ACT 1991:** Ridley Thaw for themselves and for the vendor or lessors of this property whose agents they are, give notice that: (i) The particulars are set out as a general outline only for the guidance of any intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract, (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person employed by Ridley Thaw has any authority to make or give any representation or warranty whatsoever in relation to this property.